

COPY of Document Recorded 241 .00 C064070 11/19/00 Has not been compared with original. Original will be returned when processing has been completed. LOS ANGELES COUNTY REGISTRAR - RECORDER/COUNTY CLERK

GRANT DEED

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY

WHEN RECORDED, MAIL TO:
MCI WorldCom Network Services, Inc.
c/o The Amend Group
8150 North Central Expressway
Suite 1100
Dallas, Texas 75206
Attention: Jay Ballou

MAIL TAX STATEMENTS TO ADDRESS ABOVE

#91057743-X59 (Space above for Recorder's Use Only)
Eoc #9302 3210-M19

Parcel No. PTN 7351-
003-019

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

[Statement Of Tax Due and Request that Stamps not be Made Part of the Permanent Record to be filed separate from the Grant Deed.]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BOEING REALTY CORPORATION, a California corporation, formerly known as MCDONNELL DOUGLAS REALTY COMPANY ("Grantor"), hereby GRANTS to MCI WorldCom Network Services, Inc., a Delaware corporation ("Grantee"), the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Parcels 10, 11 and 12 of Tract 52172-02, as filed in Book 1238, Pages 17-22, inclusive of Parcel Maps, in the Official Records of the County of Los Angeles, State of California.

SUBJECT TO:

1. Current Taxes and Assessments.
2. All other exceptions to title set forth in that certain title policy issued in favor of grantee as of the date of recordation of this deed.
3. All rights or interests discoverable by inquiry of parties in possession

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and/or all rights or interests which would be disclosed by an inspection of the property conveyed hereby.

By accepting this Deed, the grantee hereunder (on behalf of itself, its successors and assigns and all future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof) covenants and agrees that it shall not cause or permit at any time the total Floor Area Ratio as to any parcel(s) conveyed hereby (or future reconfiguration(s) of same) to exceed 0.50. This covenant shall run with the real property conveyed hereby and be binding upon and specifically enforceable against any present or future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof. The grantor hereunder reserves the right to enforce this covenant and/or assign the rights to enforce the same to any person(s) or entity(ies) at any time(s) and from time to time.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date indicated.

DATED: JAN 12, 2000

BOEING REALTY CORPORATION,
a California corporation,
formerly known as
MCDONNELL DOUGLAS REALTY COMPANY

By: 

STEPHEN J. BARKER

Its: DIRECTOR-BUSINESS OPERATIONS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

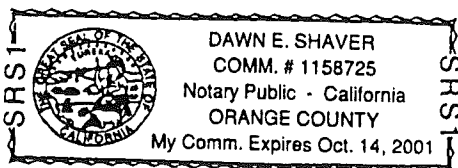
SS.

On 01-12-00, before me, Dawn E. Shaver Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Stephen U. Barker,
Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Dawn E. Shaver

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



Document No. _____

Date _____

Statement of tax due and request that stamps not be made a part of the permanent record in the office of the County Recorder.

To:

Request is hereby made in accordance with the provisions of the Documentary Stamp Act, that stamps be affixed to this form for later affixing to the accompanying document which names:

Boeing Realty Corporation
(Name of one grantor or lessor)

and

MCI WorldCom Network Services, Inc
(Name of one grantee or lessee)

The property described in the accompanying document is located in:

City of Los Angeles
(Name of City or unincorporated area)

Documentary Transfer Tax due on the accompanying document is: \$ 27,789.75 - City
6,793.05 - County

The tax is computed on: ☒ Full value of property conveyed

☐ Full value less liens and encumbrances
remaining at time of sale

CHICAGO TITLE COMPANY

By: [Signature]
(Signature of Declarant or Agent and Firm name)